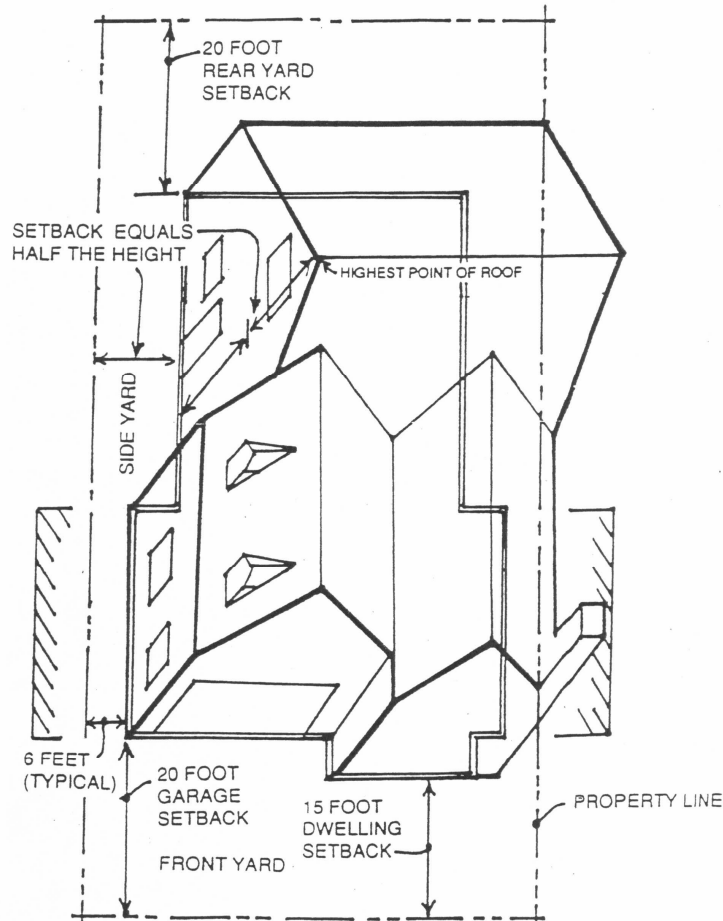


## SECOND STORY SIDEYARD SETBACK



Purpose/Intent: To provide adequate light, air, and architectural relief for second story additions.

In order to determine the second-story SIDE yard setback for a dwelling, both of the following requirements must be met:

1. Second story structures shall maintain the basic minimum side yard setback (6 feet) for a MAXIMUM length which is equal to 25% of the lot depth, OR 35 feet, whichever is less.
2. Remaining portions of the second floor shall have a minimum sideyard setback equal to one-half the wall height measured to the plateline, or ridge beam, whichever is greater.

### EXAMPLE:

Lot size: A 5,000 sq. ft. lot with a **lot depth of 100 feet.**

Proposed second story: Once the second story addition is constructed, the home will have a **height of 18 feet** to the plateline. In this case, the following rules are applied:

- ✓ 25% of lot depth (100 feet) = 25 feet
- ✓  $\frac{1}{2}$  wall height to plateline =  $18 \text{ ft.} \div 2 = 9 \text{ feet}$

**In this case, for the first 25 feet of the second floor, the minimum side yard setback shall be 6 feet - for the remainder of the second floor, the side yard setback shall be a minimum of 9 feet from the property line.**

Community Development – Planning Services

P. O. Box 391, Redwood City, CA 94064  
1017 Middlefield Road, Redwood City, CA 94063  
(650) 780-7234, FAX (650) 780-0128

[www.redwoodcity.org](http://www.redwoodcity.org) – E-Mail: [planning@redwoodcity.org](mailto:planning@redwoodcity.org)